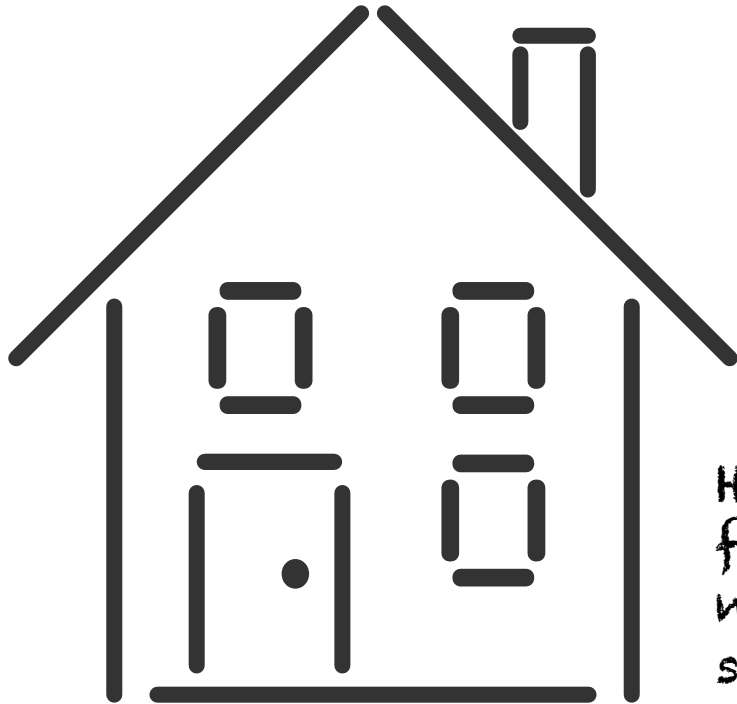


# Real Property



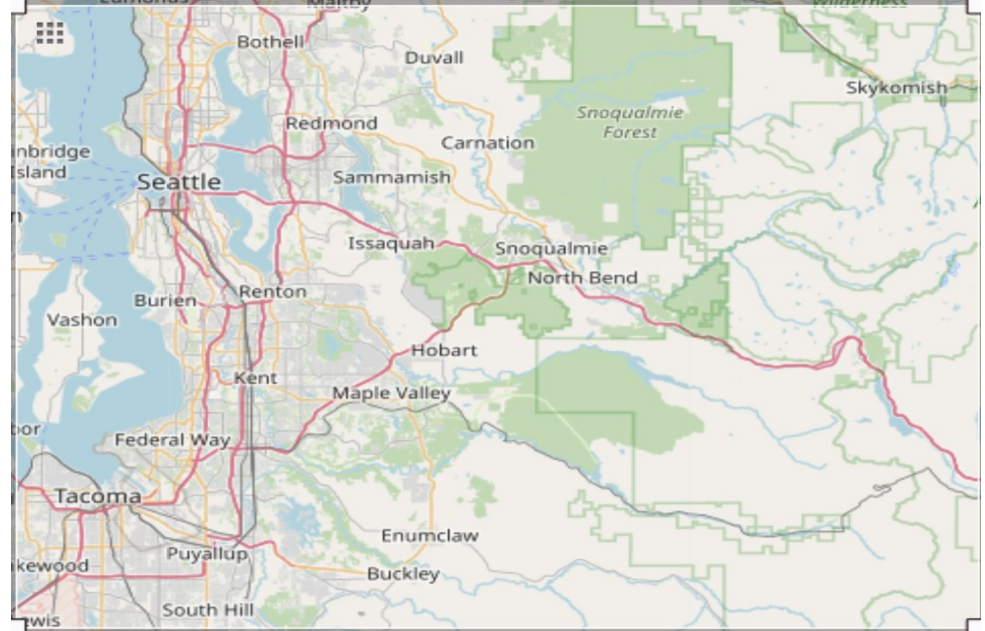
Helping you  
find your  
new home  
since 2020

# King County

2,252,782 inhabitants (2019)

68.7 % white, 14.6 % Asian,  
6.2% African Americans

29% of households with children under 18



# **What can we do for you?**

**Advice on finding affordable property**

**Helping with price calculations**

# How can we do this?

**DATA!**

Information on ~20,000 properties

living area  
room number  
location

condition

1

5

3

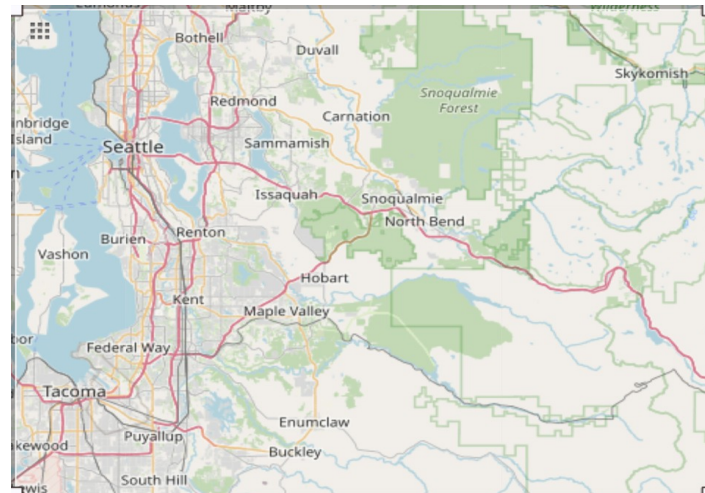
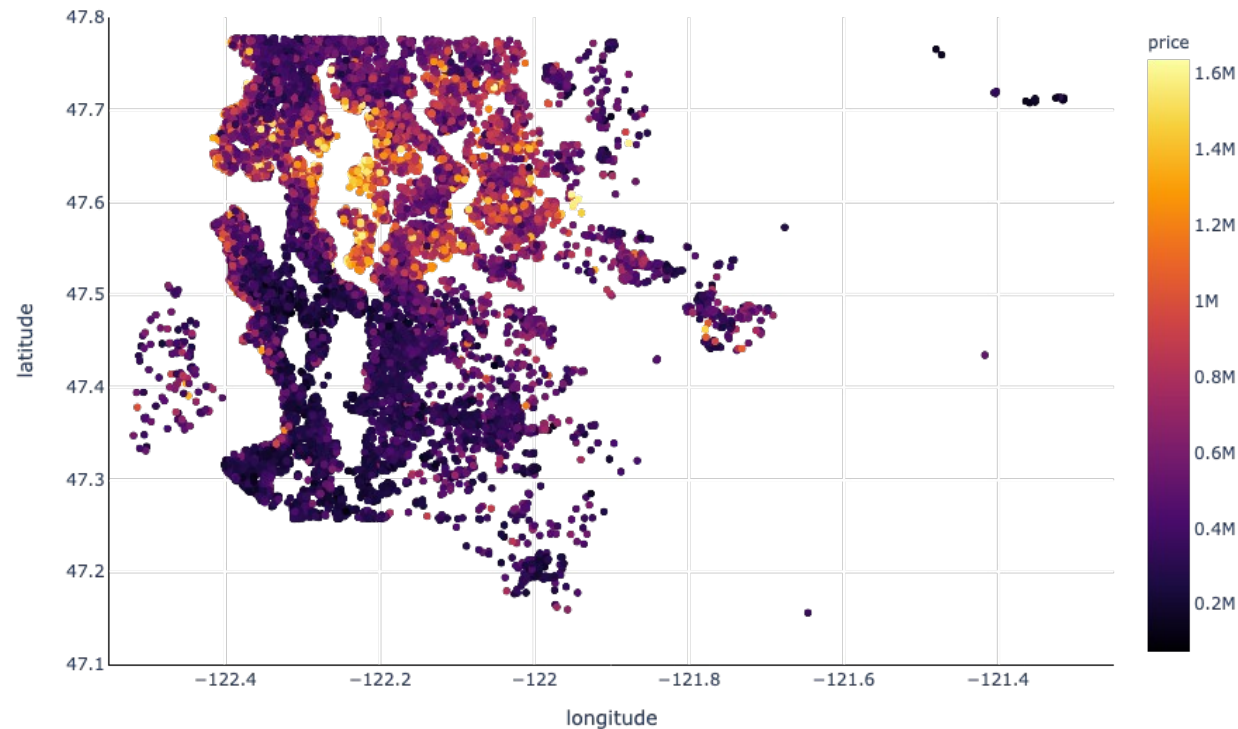
13

grade



# Tell us about your dream House

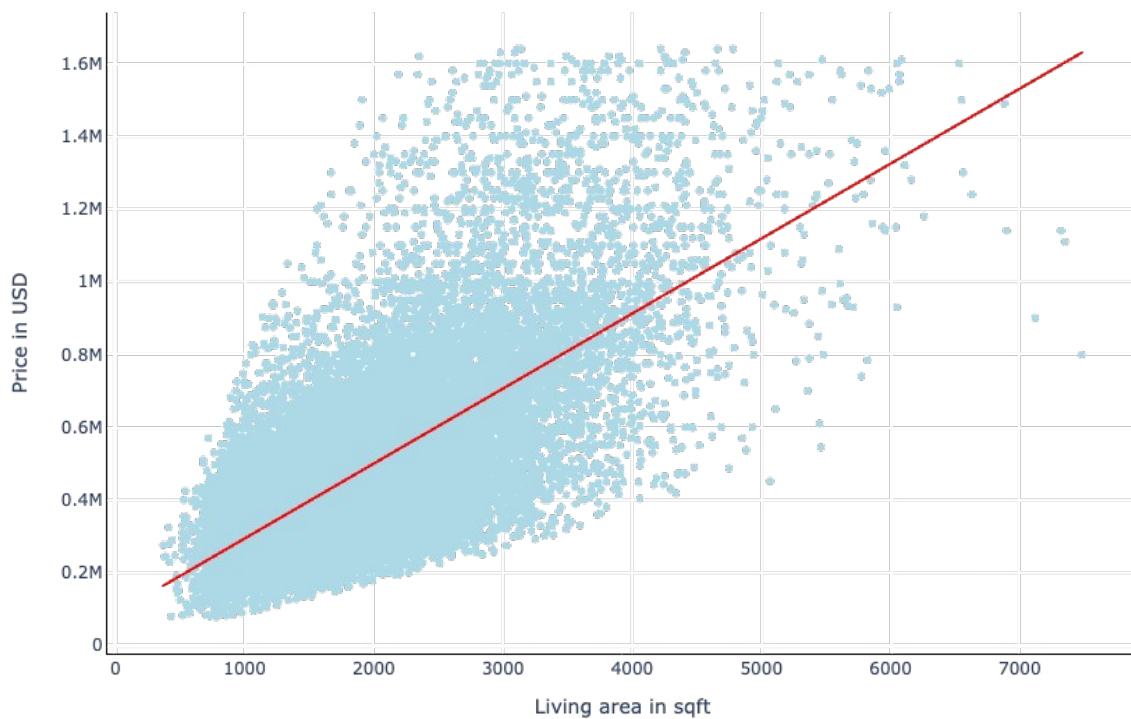
House price depending on the geographic location



Living area?  
Lot size?  
Haunted?

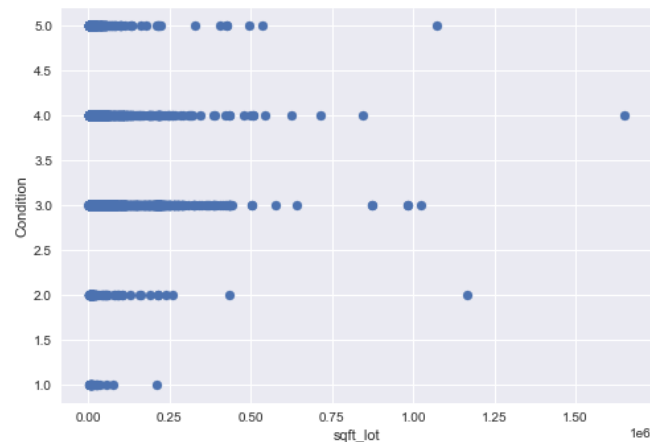
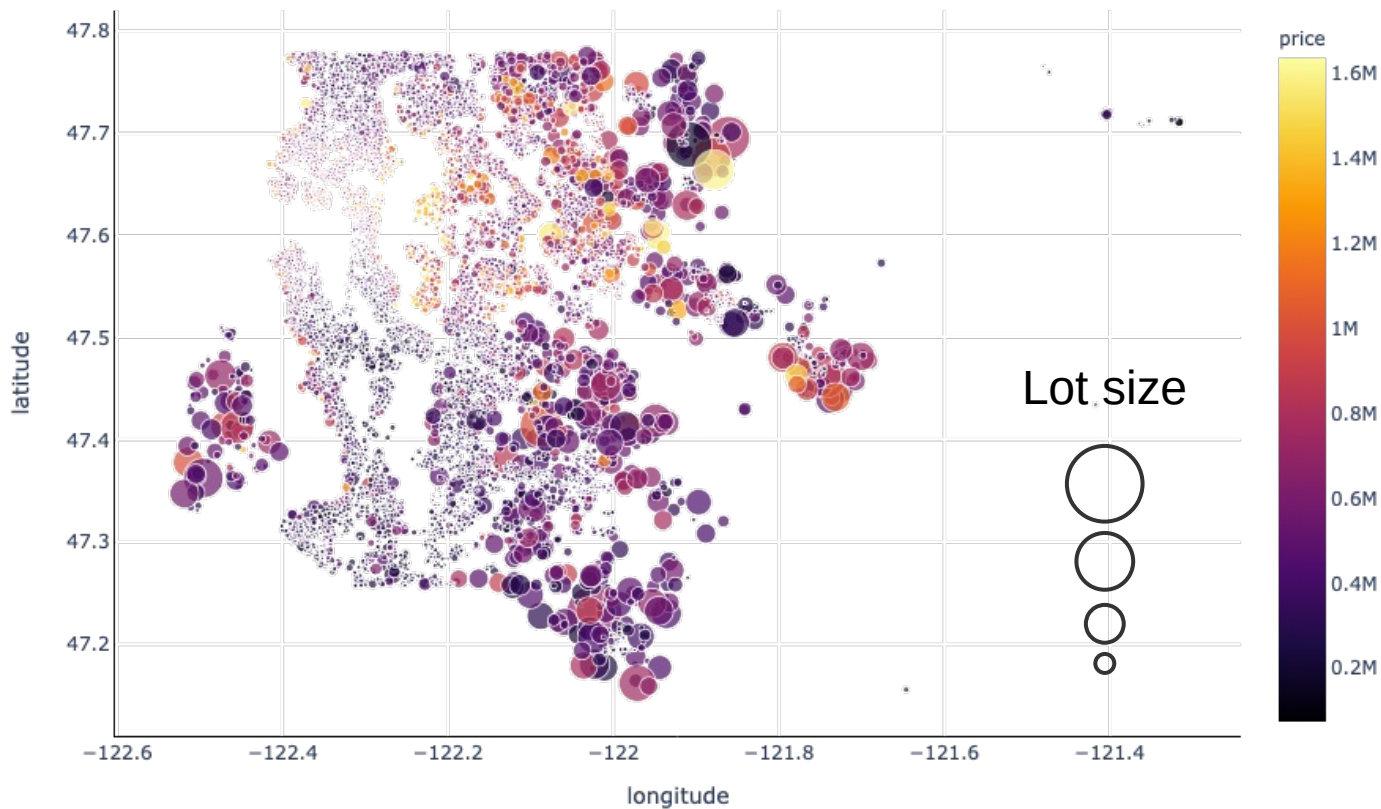
# Size matters...

House price depending on the living area



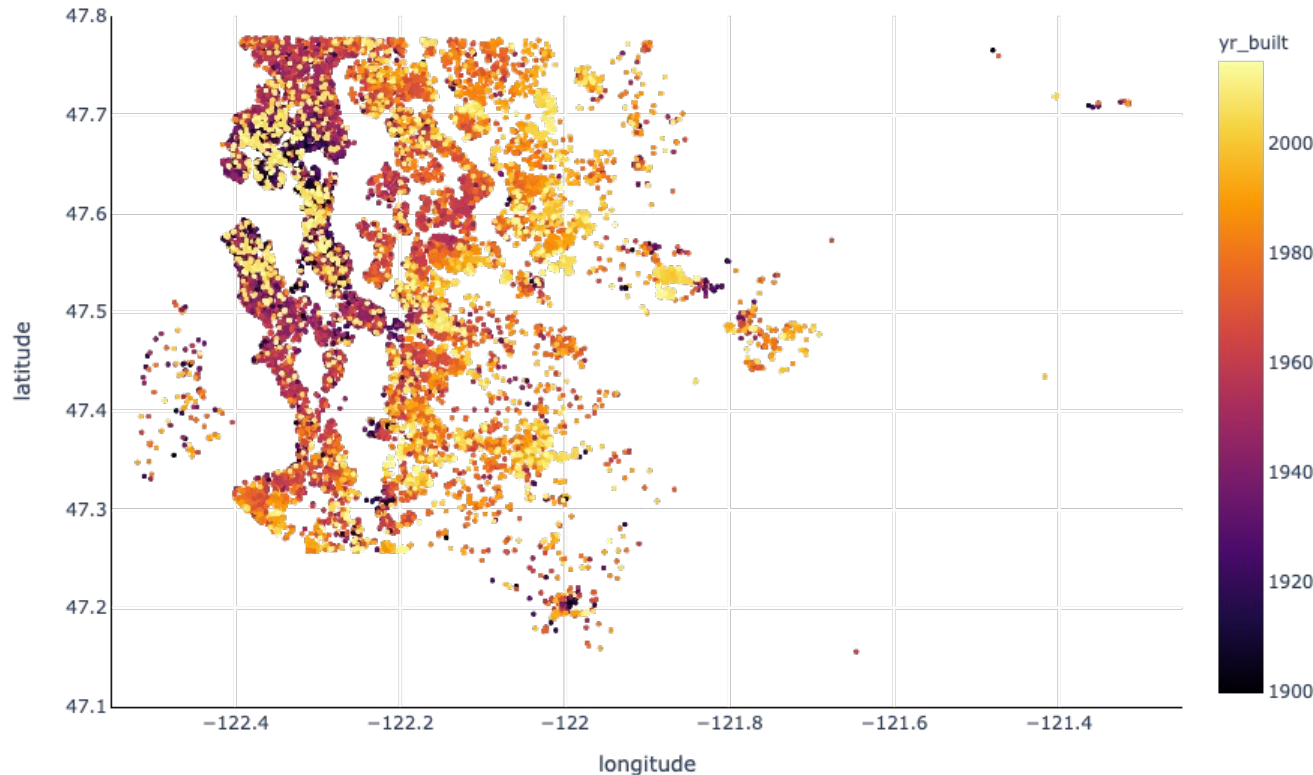
# ... go suburban if you want a big property

Property price and size depending on the geographic location



# Do you want to live in old house with character?

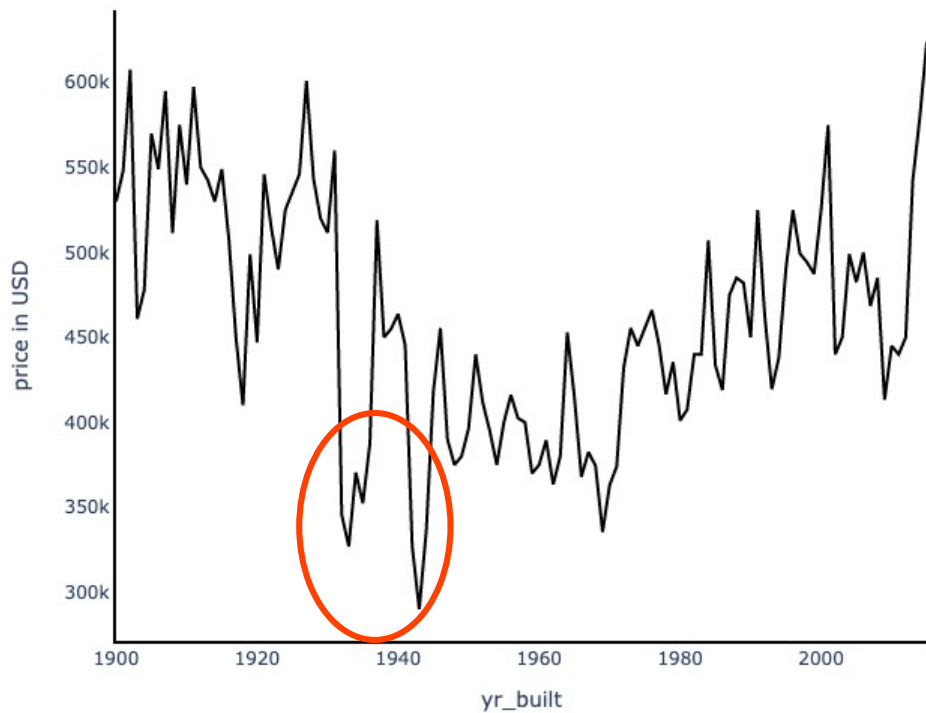
Age of the building depending on the geographic loaction





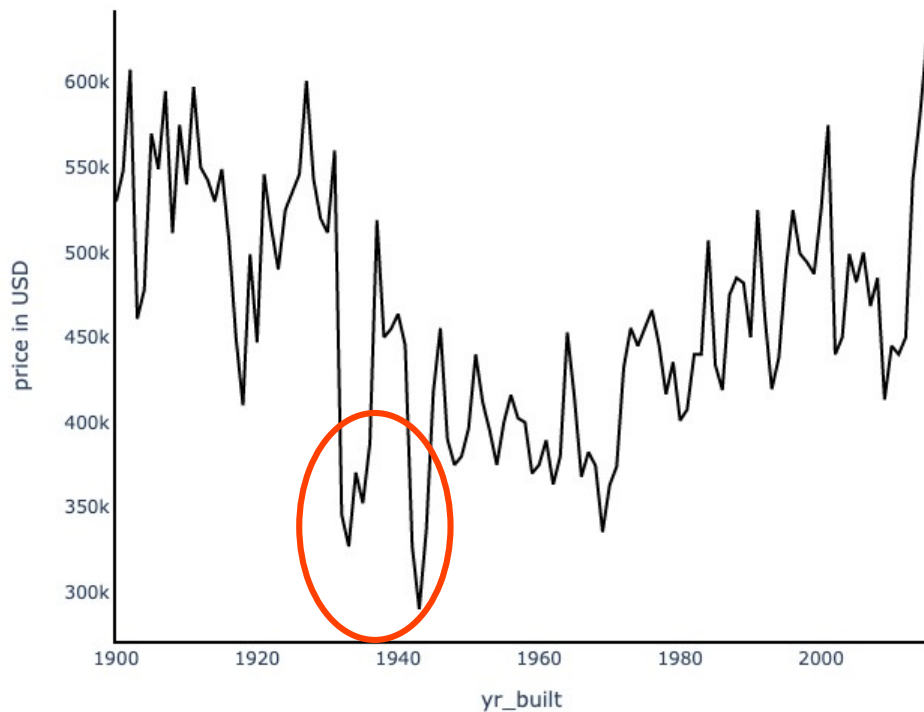
# It might even be cheaper!

Median price depending on the construction year



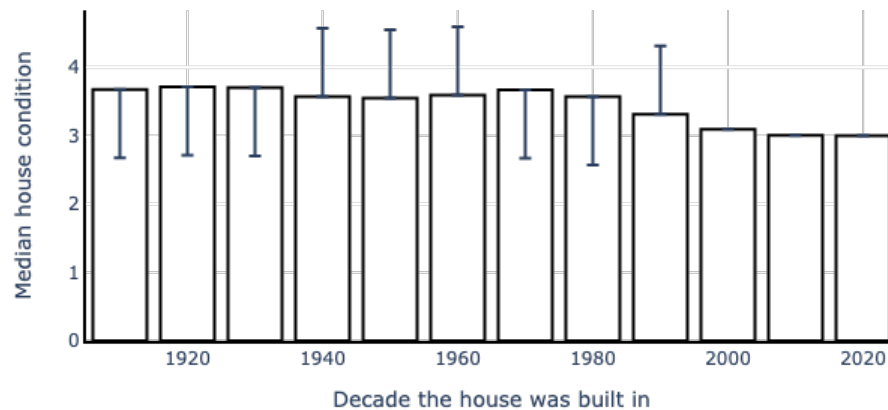
# It might even be cheaper!

Median price depending on the construction year



## And in good condition!

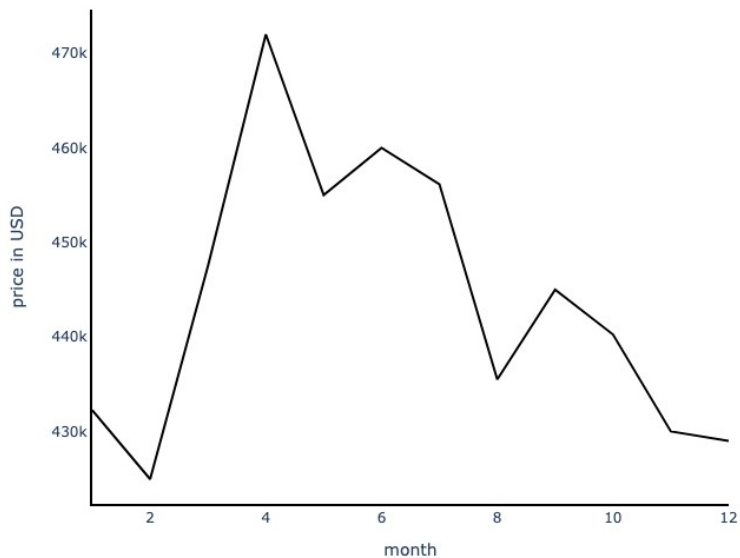
Median of condition score of buildings built in different decades



# Final words of advice

Buy in winter!

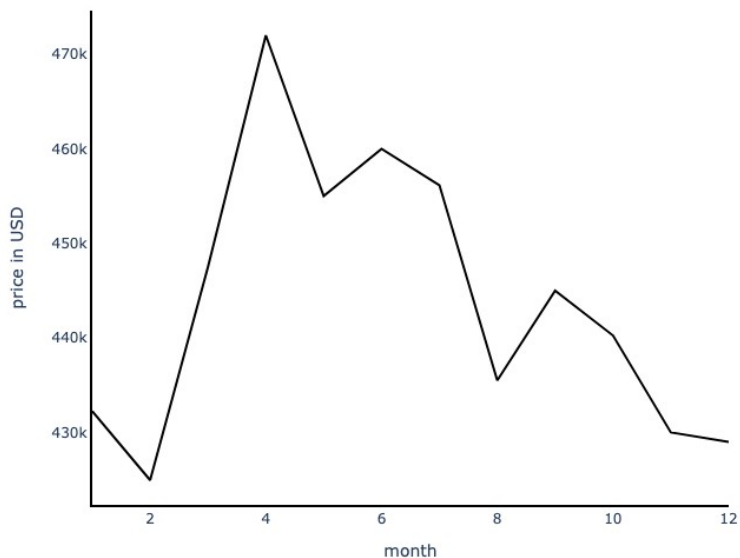
median price development over the year



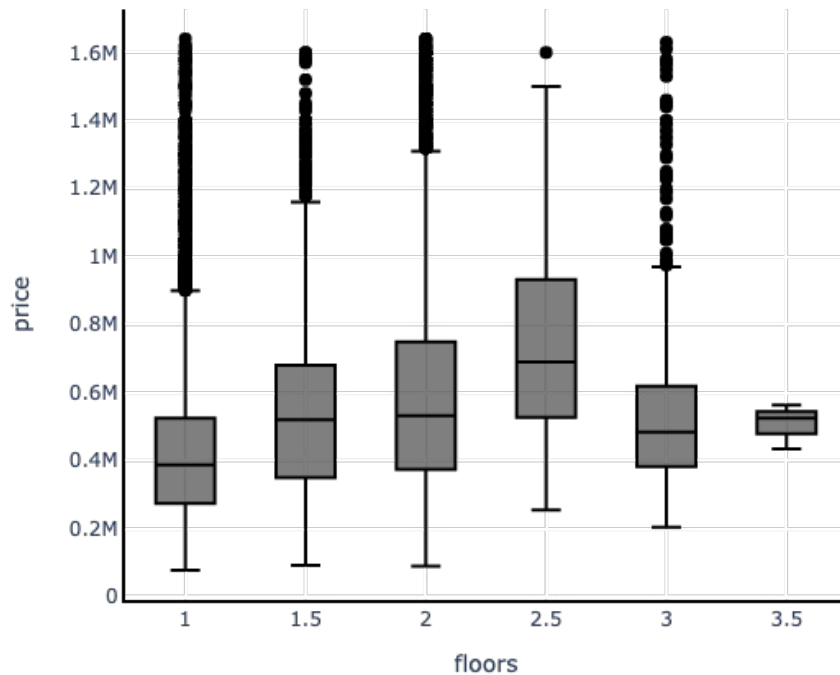
# Final words of advice

**Buy in winter!**

median price development over the year

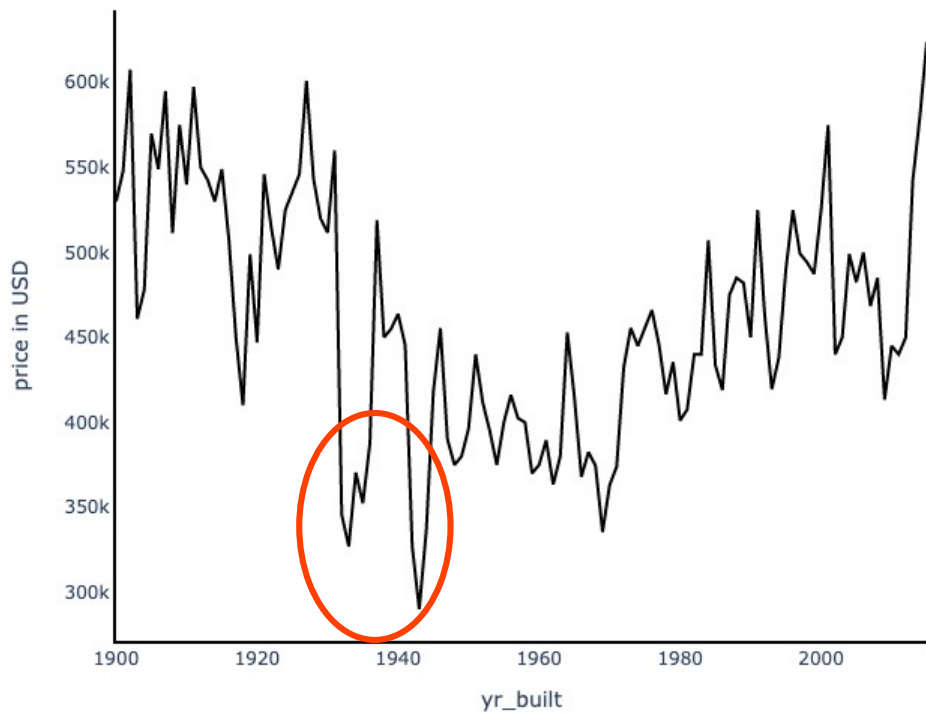


**Avoid 2.5 floors!**



# It might even be cheaper!

Median price depending on the construction year



# Our recommendations

- How much living space do you really need?
- Avoid certain zip code areas/move south
- Consider the suburbs
- Look for houses built in the 1930s and 1940s
- Buy in winter

# Don't pay too much!

You have found your dream home?

Congratulations!

Let's calculate the price!

We need:

living area

zip code

king county grade score

MAPE : 16.7

$R^2_{\text{adj}}$  : 0.81